

Locator Map	App No.	Request	2010 Staff Comments	2010 Planning Commission Comments	2010 Recommendations
9	166	ARL to RDD-5	<p>2009 application requests reconsideration of 2008 ARL designation and rezone to RDD-5 on a 40-acre tract located on the southeast corner of the Jackson Highway and State Route 508 intersection near the Newaukum River. Zoning prior to ARL designation was RDD 10. The property met the ARL criteria in that it is a large parcel being actively farmed, has soils classified as prime farmland if drained, and is classified by the assessor as “agricultural not cultivated”. The parcel is part of a larger block of approximately 420-acres of agricultural land.</p> <p>The property owner has submitted a declaration that the property is not drained and therefore should not be included in ARL designation by virtue of soil type.</p> <p>The surrounding uses and designation includes crossroad commercial to the north across State Route 508, agricultural land to the east, rural residential on 5-10 acre parcels zoned RDD-10 to the south, and RDD-5 zoning across Jackson Highway to the west. With the exception of a large tract of agricultural use immediately east and adjacent to this property, the character of surrounding uses is a mix of rural development that includes residential, small commercial, and outside storage areas.</p> <p>Critical areas include small area of mapped wetland and entire parcel contains hydric soils.</p> <p>This request would create a single parcel of RDD-5 zoned land east of and separated by the Jackson Highway. The parcel meets ARL criteria and surrounding conditions have not changed from ARL designation. A rezone to RDD-5 could create a development pattern that would not provide adequate buffering between rural residential and adjacent agricultural uses.</p>		

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9	167	Relief from ARL	<p>2009 application requests reconsideration of 2008 ARL designation for two parcels totaling 2.19 acres under one ownership. Prior to ARL designation, both parcels were zoned RDD-10. The subject parcels are located northeast and adjacent to the 40-acre parcel rezone request in application 166 discussed above.</p> <p>This property consists of a strip of less than 200 feet running between Olson Rd. (southwest) and the Newaukum River (northeast), and south of State Route 508. The property is treed with a residence on one of the parcels.</p> <p>Significant critical areas include wetlands, hydric soils, frequently flooded areas, shoreline jurisdiction, and sensitive aquifer recharge area. Surrounding uses to the northeast across the Newaukum River includes a 2.25 acre tract designated RDD 10 with residence, to the southeast is a 76 acre tract designated as ARL with a current use ag classification, to the southwest is a 40 acre tract with ag use designated as ARL (subject of application #166).</p> <p>The existing parcelization of the 2.19 acres is the minimum permitted under the environmental health and safety regulations for rural residential use.</p> <p>Reconsideration of the ARL designation and rezone to original RDD-10, given the existing current conditions, would constitute a “spot zone”. However, if consideration were to be given to change the zoning designation of application #166, then the same consideration should be given to this subject property.</p>		

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9	87 & 88	RDD-20 to RDD-5	<p>The original application in 2002 to change from RDD-20 to RDD-5 included approximately 115 acres. Due to property transfers and owner requests to be removed, this application now consist of approximately 80-acres involving 5 parcels ranging in size from 3.2 to 40-acres under different ownership</p> <p>The use on these parcels consists of rural residential units spread throughout the total area. Critical areas include a small area of mapped wetland on one 15-acre parcel with significant hydric soils overall. There are significant mapped wetland areas to the north and southeast of the subject parcels.</p> <p>All of the area surrounding these lands are zoned RDD-20 with sparse development. There are FRL blocks to the south and southeast. The nearest higher density rural designation is RDD-10 approximately 1/4 mile to the north. Several parcels of 17 to 10 acres separate the subject acres and the RDD-10. Some parcelization has occurred to the west through surveys and short plats recorded in the late 1990s.</p> <p>Changing the designation from the RDD-20 would constitute a “spot zone”.</p>		

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9	142	Class A Ag to RDD	<p>The original 2001 application includes approximately 150 acres under single ownership along the Newaukum River. The request was to reconsider the Class A Ag designation because it was “improperly designated”.</p> <p>The eastern most 92 acres was designated ARL in 2008 as it met the criteria. There is no evidence that a mistake was made nor have conditions changed since that designation.</p> <p>The western 55 acres consists of 11 parcels each approximately 5-acres in size currently zoned RDD-20. All of the subject area appears to be in agricultural use and is currently in an ag use classification.</p> <p>Designation and uses surrounding this land includes residential units sparsely developed just north on 5 to 10 acres in an RDD-20 designation. There is a single residential unit with out-buildings immediately south and a mix of parcel sizes, many of which are vacant or used for ag and timber lie to the west.</p> <p>Critical areas are evident on the 55 acres and include wetlands, hydric soils, shoreline environment along the Newaukum River, and sensitive aquifer recharge areas.</p> <p>The nearest RDD-10 area is north across RDD-20 zoning, the river, and State Highway 508. Rezoning would constitute a spot zoned area.</p>		
9	86	RDD-10 to RDD-5	<p>2002 application is to change the designation on a single parcel of 34.5 acres from RDD-10 to RDD-5.</p> <p>Use on the property includes a residence and timber. The property currently is classified by the assessor as forest land. Uses to the north include two homes on 5 and 6-acre tracts surrounded by tracts of 40 to 100+ acres designated RDD-10 and RDD-20 and used for timber production. Uses to the east include forest on 34 and 40-acre tracts in RDD-10. Adjacent to the west and south is a subdivision of 20 + lots of 5 acres created by survey in 1998. These lots are all developed by single family homes.</p>		

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			<p>Critical areas nearby and on the property include significant hydric soils indicating potential wetlands. The closest RDD-5 zoning is approximately 2 miles to the west.</p> <p>Designating this single parcel RDD-5 would be considered a spot zone benefiting a single property owner potentially promoting further development of 5-acre lots in an area characterized by low density rural development and uses.</p>		

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9	133	Class A Ag to RDD-5	<p>2002 application is to change Class A Ag designation to RDD-5 for a single 48 acre parcel. The parcel was divided into two 20-acre + tracts by record of survey in 2009. Ownership of both parcels is retained by the original applicant.</p> <p>In the 2008 compliance work, the county determined that both parcels met the criteria for the ARL designation because they are actively being farmed, have prime ag soils, appear to be managed and are enrolled in open space ag program. The subject lands are part of a larger block of designated ARL. There is no evidence that an error was made in the 2008 ARL designation nor have conditions changed to warrant a rezone.</p>		
10	169	ARL to RDD-10	<p>2009 application requests reconsideration of 2008 ARL designation and reinstatement of original RDD-10 zoning for one 18.66 parcel on Gore Rd.</p> <p>This parcel meets the ARL criteria in that it appears to be farmed, it has prime soils, and it is part of a large block of land devoted to agricultural activities.</p> <p>The property owner has submitted a declaration that about 1/3 of the site contains soils considered prime farmland if drained and that the parcel is not drained. The remaining 2/3 of the site does contain prime farmland soils.</p> <p>Land to the north includes large parcels in timber production designated ARL. Land to the east includes a 5-acre and 10-acre parcel with a single residence on each that are designated ARL. Property to the south, across Gore Rd, includes a 5-acre parcel, a 23-acre parcel, and a 21-acre parcel designated as ARL and in ag use.</p> <p>Property to the west is zoned RDD-10 and has been divided in 1 and 2 acre lots with 2 of the 6 lots developed with single family units. A block of 70+ acres of RDD-5 lies to the southwest of the subject property. There does appear to be a significant number of 5 to 10-acre parcels all around the subject parcel the majority of which appear to be farmed and are not developed.</p> <p>It does not appear that the ARL designation was made in error and zoning the parcel RDD-10 would result in a “spot zone”.</p>		

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10	53	RDD-10 to RDD-5	<p>2002 application involves approximately 660-acres, eleven parcels, and three property owners requesting to change RDD-10 to RDD-5. Parcels sizes range from 35 to 140-acres.</p> <p>The southern-most segment of 5 parcels totaling 260 acres is used for timber and ag. Existing critical areas include hydric soils and slopes greater than 30%. This area is adjacent to parcelization of land consisting of 10+ acre lots to the east, and 5- to 10- acre lots to the south and west. Few of these lots are developed. The parcel abutting the applicant to the north is a 160-acre parcel in timber and ag use. The nearest RDD-5 is approximately 1/4 mile to the southeast. Designation of this southern segment to RDD-5 would be a spot zone.</p> <p>The northern segment consists of 6 parcels of approximately 400 acres. Existing critical areas include hydric soils, wetlands, and slopes in excess of 30%. ARL land abuts this area on the north and east side. RDD-10 abuts the property on the south and west. Parcelization in the RDD 10 designation consists of 9- and 10 + acre lots, most of which are undeveloped. A 60-acre RV development is situated in the northeast corner of this area but it is not part of the application.</p>		
10	39	RDD-10 to RDD-5	<p>2002 application includes approximately 66-acres and 5 parcels ranging in size from 8 to 19+ acres fronting the west side of Burnt Ridge Rd. All subject property is under single ownership.</p> <p>Use on the properties include one residence and some pasture. The assessor has categorized the use as ag not cultivated.</p> <p>No critical areas are apparent on the property or in the immediate vicinity.</p> <p>Land to the east is RDD-5 and divided into parcels ranging from 3 to 11 acres. Land to the south is RDD-10 and is divided into 5 and 10-acre parcels. Land to the west and north are designated RDD-10 and divided into 5, 10, and 15-acre parcels with the predominate size being 5 acres.</p> <p>Uses throughout the area surrounding the subject lands are generally rural</p>		

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10	48 & 49	RDD-10 to RDD-5	<p>2002 application requests to change a 20-acre parcel (#48) and a 9.86-acre parcel (#49) from RDD-10 to RDD-5. These parcels are not contiguous and they are under different ownership.</p> <p>Use on the 20 acre parcel is a tree farm. It is in the forest land tax classification. The current use on the 9 acre parcel is ag. It is in the current use ag tax program.</p> <p>Both parcels are surrounded by RDD-10 zoning and there is a mix of scattered rural uses including residential and tree farms on 4 to 10-acre lots. Across from Burnt Ridge Rd. is a mixture of ag and timber uses on a variety of parcel sizes ranging from 5 to 20+ acres.</p> <p>Application #48 (20-acre parcel) is adjacent to large ARL parcels to the south, tree farms on 5-acre lots to the west, and large tracts of ag and timber to the north and east.</p> <p>The nearest RDD-5 zoning is approximately ¾ mile (cross country) to the southwest. Rezoning these two parcels would create two “spot zones” in the midst of RDD-10 designation.</p>		
10	32	RDD-10 to RDD-5	<p>2002 application is to change the existing RDD-10 to RDD-5 for a single property of 24-acre located on State Route 508 near the Tyron Rd. State Route intersection.</p> <p>Use on this parcel is timber production and a single residence. It is classified as forest land by Assessor.</p> <p>A critical area on site and on surrounding area includes shorelines, frequently flooded areas, wetlands, and sensitive aquifer recharge areas.</p> <p>The nearest RDD-5 zone is about 1 ½ miles southwest along State Route 508. Properties nearby, fronting SR 508 and immediately north of this parcel, are subdivided into 5 to 7-acre parcels by record of survey in the early and mid</p>		

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			<p>1990s.</p> <p>Designating this parcel RDD-5 would constitute a “spot zone” and would potentially continue the proliferation of small, residential tracts in an area characterized by low density rural development. Allowing a higher density zoning may also risk critical area protection.</p>		